



BZA16-119
7370 Sawmill Road

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 7370 SAWMILL RD COLUMBUS OH 43235

Mailing Address: 52 E 15TH AVE

COLUMBUS OH 43201-1602

Owner: KALAMATA LLC

Parcel Number: 590175662

ZONING INFORMATION

Zoning: Z99-005, Commercial, LC4

effective 5/25/1999, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SAWMILL ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

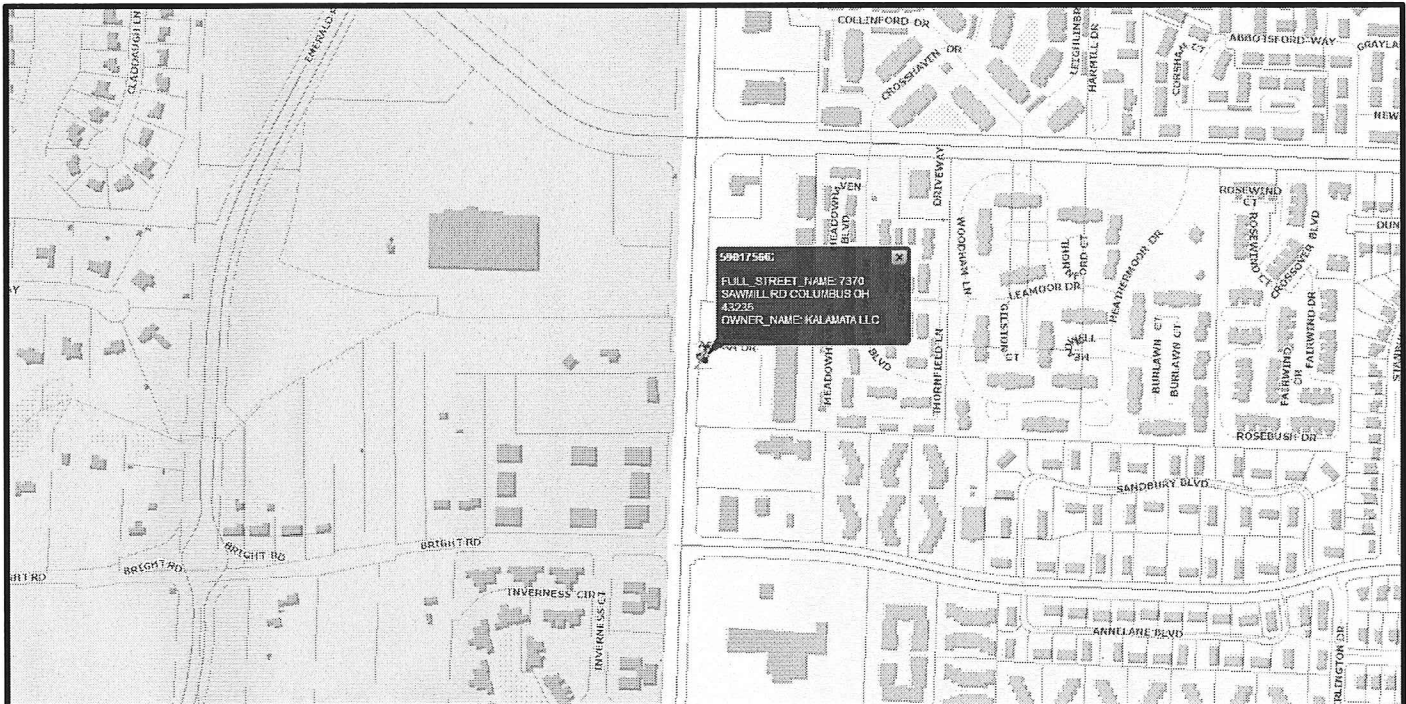
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment ApplicationDEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 16-119 Date Received: 8/16/16
 Application Accepted by: J. Reiss Fee: \$1,900⁰⁰
 Commission/Civic: For Northwest Coalition
 Existing Zoning: LC-4
 Comments: 10/25/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To reduce code required parking. See Exhibit 'B', Statement of Hardship**LOCATION**Certified Address: 7370 Sawmill Road City: Columbus, Ohio Zip: 43235Parcel Number (only one required): 590-175662**APPLICANT** (If different from Owner):Applicant Name: Kalamata, LLC c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----Address: Plank Law Firm, 145 E Rich Street, FL 3 City/State: Columbus, Ohio Zip: 43215Email Address: dplank@planklaw.com Fax Number: 614-228-1790**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: Kalamata, LLC c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----Address: Plank Law Firm, 145 E Rich Street, FL 3 City/State: Columbus, Ohio Zip: 43215Email Address: dplank@planklaw.com Fax Number: 614-228-1790**ATTORNEY / AGENT** (Check one if applicable): ☒ Attorney ☐ AgentName: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----Address: 145 E Rich Street, FL 3 City/State: Columbus, Ohio Zip: 43215Email Address: dplank@planklaw.com Fax Number: 614-228-1790**SIGNATURES** (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE Donald Plank, attorneyPROPERTY OWNER SIGNATURE Donald Plank, attorneyATTORNEY AGENT SIGNATURE Donald Plank**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank, Plank Law Firm
of (1) MAILING ADDRESS 145 East Rich Street 3rd Floor, Columbus, Ohio 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 7370 Sawmill Road, Columbus, Ohio 43235

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Kalamata, LLC

c/o Donald Plank, Plank Law Firm

145 E Rich Street, 3rd Floor

Columbus, Ohio 43215

Kalamata, LLC

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

c/o Donald Plank, 614-947-8600

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far Northwest Coalition

c/o John Murley

3607 Waterbury Lane, Powell, Ohio 43235

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 11th day of August, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Sanza

My Commission Expires

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Stacey L. Sanza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

EXHIBIT A, Public Notice
7370 Sawmill Road
BZA-_____
August 10, 2016

APPLICANT

Kalamata, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

Kalamata, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP:

Far Northwest Coalition
c/o John Murley
3607 Waterbury Lane
Powell, Ohio 43235

PROPERTY OWNERS WITHIN 125 FEET

Miller Investments Co.
7251 PO Box 20783
Columbus, Ohio 43220-0783

Dogwood Enterprises, LP
352 W Olentangy Street
Powell, Ohio 43065-438

James G Clymer
8467 Tartan Fields Drive
Dublin, Ohio 43017-8785

7400 Sawmill Road LLC
6525 Bayou Hammock Road
Longboat Key, FL 34228

Kalamata, LLC
c/o Pella Company
52 E 15th Avenue
Columbus, Ohio 43201-1602

Fellowship Lutheran Church LCA
7350 Sawmill Road
Columbus, Ohio 43235-1826

Loyal M Peterman, Jr.
2700 Sawbury Boulevard
Columbus, Ohio 43235-1821

Millcreek Partners, LLC
1929 Strathshire Hall Lane
Powell, Ohio 43065

Mary Euginger
7887 Meadowhaven Blvd 24
Columbus, Ohio 43235

John G Paull
7877 Meadowhaven Blvd.
Columbus, Ohio 43235

Norman R Day
7875 Meadowhaven Blvd.
Columbus, Ohio 43235

Linda S Murphy
7873 Meadowhaven Blvd.
Columbus, Ohio 43235

Eric J Froman
7871 Meadowhaven Blvd.
Columbus, Ohio 43235

Shonna Kheirkhah
7867 Meadowhaven Blvd.
Columbus, Ohio 43235

7370 Sawmill Road
BZA-_____, August 10, 2016
Exhibit A, Public Notice
Page 1 of 2

BZA16-119
7370 Sawmill Road

Grand Home Solutions, LLC
7865 Meadowhaven Blvd.
Columbus, Ohio 43235

Luke Farrell
7861 Meadowhaven Blvd.
Columbus, Ohio 43235

92 Millcreek LLC
7853 Meadowhaven Blvd.
Columbus, Ohio 43235

Lester Howard
7851 Meadowhaven Blvd.
Columbus, Ohio 43235

Teri Rossman
7849 Meadowhaven Blvd.
Columbus, Ohio 43235

ALSO NOTIFY:

Kalamata LLC
c/o James Sicaras
2988 N. High Street
Columbus, Ohio 43202

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Timothy A. Bass
Bass Studio Architects
36 King Avenue
Columbus, Ohio 43201

EXHIBIT B

Statement of Hardship

7370 Sawmill Road, Columbus, OH 43235

BZA16-_____

The 3.6 +/- acre site (PID: 590-175662) is developed with a multi-tenant shopping center built in 1985. The property is zoned L-C-4, Limited Commercial (Z99-005). The shopping center was approved in 1985 under different parking ratios than are presently required and there has been right of way take by the City of Columbus as Sawmill Road has been widened.

Applicant seeks to permit the change of use of 1,500 SF of retail space to restaurant (Kung Fu Tea), to conform the overall shopping center to current code required parking ratios and to conform the Sawmill Road parking setback by variance due to the right of way takes. The shopping center is 36,200 SF, of which, uses consist of the following:

Medical Office:	4,100 SF
General Office:	4,300 SF
Retail:	13,600 SF
Restaurant:	14,200 SF (including proposed 1,500 SF).

Total code required parking for the 1,500 SF change of use is 14 spaces and total code required parking for the existing uses and the proposed change of use under current ratios is 267 spaces. The site has 199 parking spaces. The mix of uses works well with the existing parking due to the different parking demand times of medical office, general office, retail and restaurant uses.

Applicant has a hardship and practical difficulty with compliance warranting the requested standards variances given the age of the site, variable parking ratios in effect since the shopping center was built, a code change in the definition of parking setback, Sawmill Road right of way take by the City of Columbus and shared parking with different types of uses requiring parking at different times. The requested variances will not be injurious to neighboring property owners and will not be contrary to the public interest or the intent of the Zoning Code.

Applicant requests the following variances:

1). 3312.27, Parking Setback Line, to reduce the required parking setback line from 25 feet (Z99-005) to zero (0') feet north of the Sawmill Road curbcut due to the 1984

definition of parking setback being setback of the actual parking space, not including maneuvering area, vs. the current definition requiring a landscaped setback and also due to right of way take by the City of Columbus for widening of Sawmill Road.

2). 3312.49, Minimum Numbers of Parking Spaces Required, to permit the change of use of 1,500 SF of retail space to restaurant by reducing parking for the change of use from 14 to 0 parking spaces, and, to reduce the code required parking for the shopping center from 267 spaces to 199 spaces, including the 1,500 SF change of use of retail space to restaurant use, to conform total required parking for 4,100 SF of medical office, 4,300 SF of general office use, 13,600 SF of retail use and 14,200 SF of restaurant use with the existing 199 parking spaces.

08/15/2016



Sawmill Center
7370 Sawmill Road
Columbus, Ohio

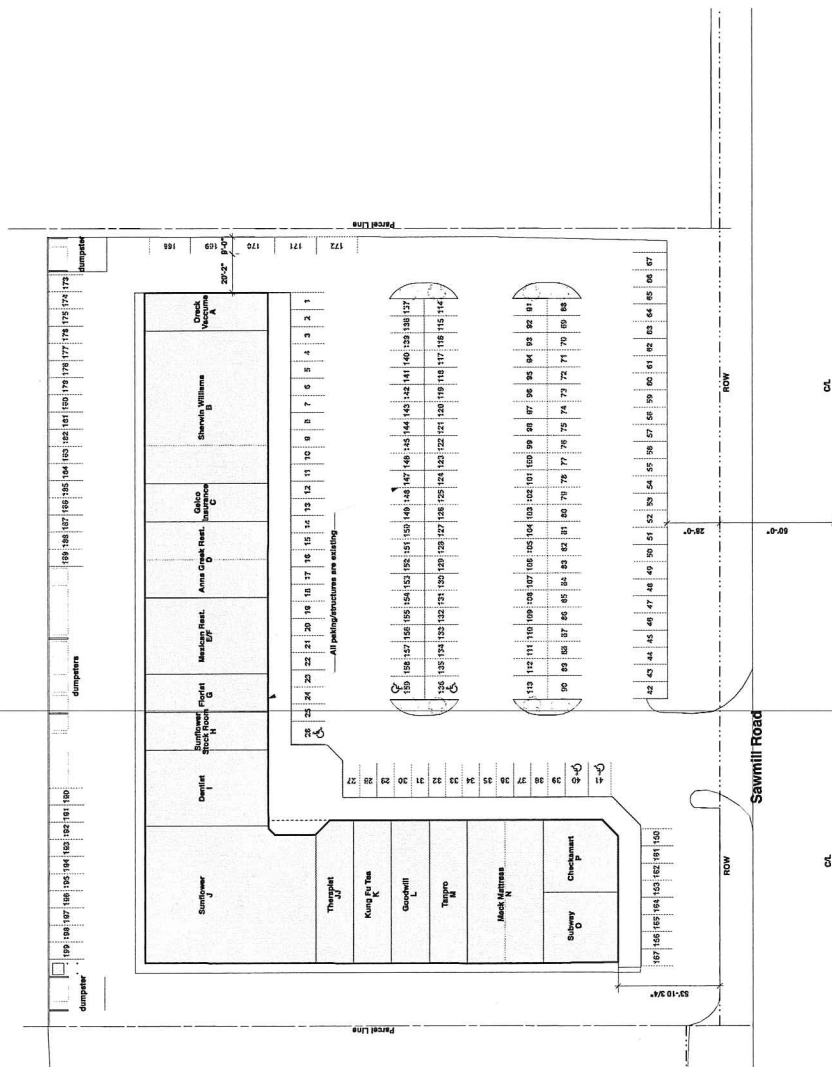
Date: August 15th, 2016

BZA16-119
7370 Sawmill Road

Site Plan & Parking Analysis

15

10

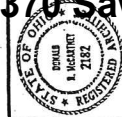


1 Existing Site Plan
Scale: 1" = 30' - 0"

Note: All building and parking area is existing

[illegible]

7370 Sawmill Road

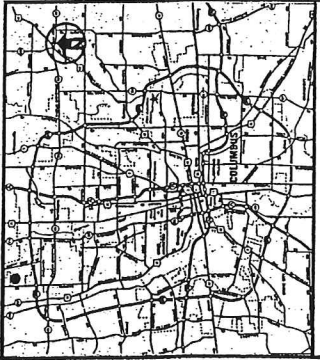


COM NO	BANK
DATE	CHECK

DONALD R M^cCARTNEY ARCHITECT
3133 SAXON COURT COLUMBUS OHIO 43227

△ S. DAVENAY
△ SEP. DIED OM AUG
△ DAVENAY 10MAY85


1925



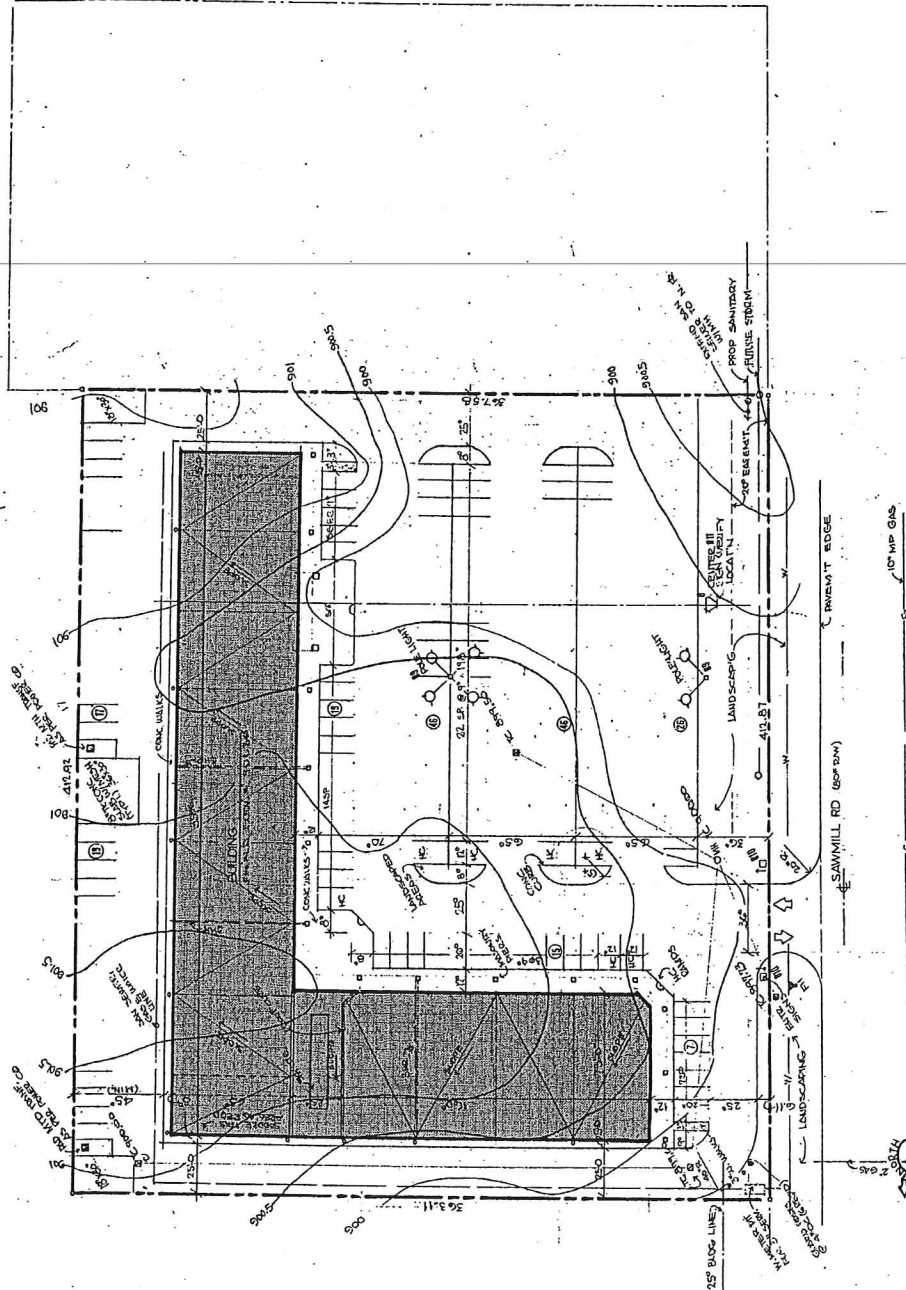
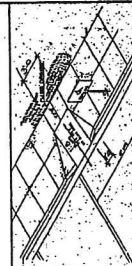
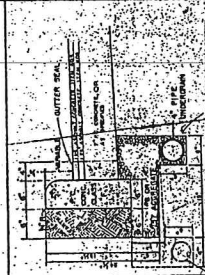
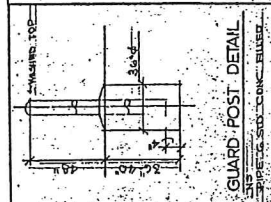
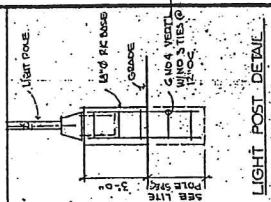
FIRE GRADING USE OBBC-1402					
FLOOR	USE GROUP	GRADING HRS	OCCUP LOAD	OCCUP LOAD	LIVE LOAD
BASMENT					
FIRST	M	3HR	75	1/250 OR	
SECOND					
ROOF					25
REMARKS TYPE 3D CONSTR					

APPROVED DIVISION OF TRAFFIC ENGINEERING BY <i>D. J. Young</i> DATE <i>8/1/85</i>	CONSTITUTES APPROVAL OF PARKING LOT LAY- OUT AND DRIVEWAY WIDTH/LOCATION ONLY
	SECURE PERMIT FOR DRIVEWAY CONSTRUCTION FROM DIVISION OF CONSTRUCTION PRIOR TO BUILDING DRIVEWAY

**SHOPPING CENTER FOR
G J SICARAS
SAWMILL & SAWBURY
COLUMBUS, OHIO**

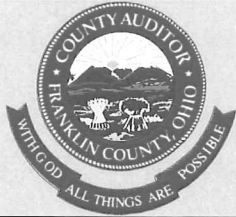
 Certificate of
Zoning Clearance
For the ENH-313
Date Issued 7-15-88
By Deborah A.E.
Over James Brown

Comments: _____
_____ New _____
_____ Shopping _____
_____ center _____



SITE PLAN

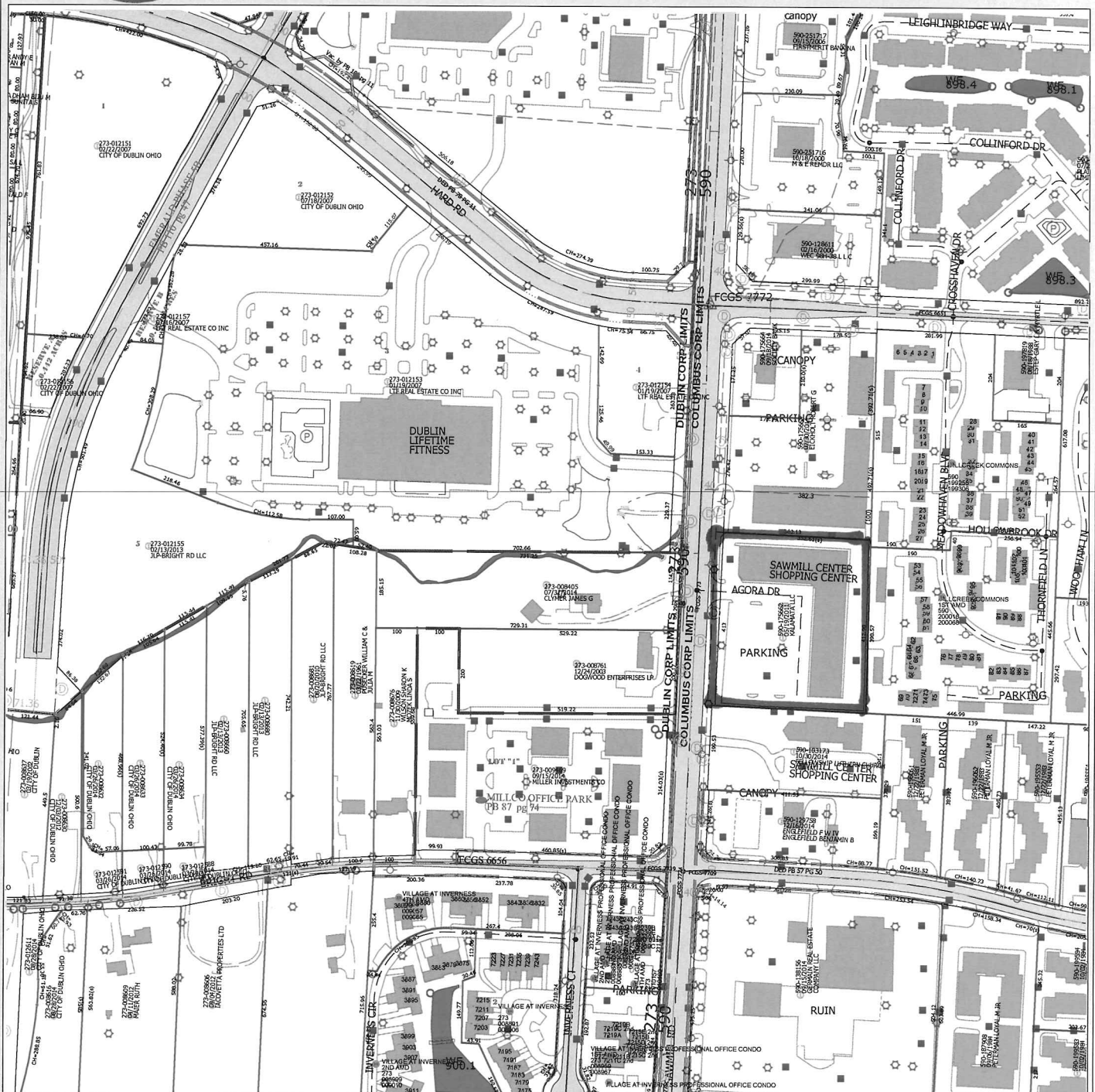
BUILDING AREA _____ 15,000' PARK 6A _____ 140' (91' 600)
 BACK SPACES 9' x 9' HANDICAPPED 12' WIDE
 PROVIDE 1 COMMERCIAL GRADE PREGAST CONC. GELING DUKING
 BLOCK & AS PAVING SPACE (VERIFY BY OWNER) SECURED.
 POLE LIGHTS - VERIFY, LOCATE W/ OWNER
 8 CATCH BASINS
 VERIFY LOCATE
 GRADING - SEE
 MOISTURE - SEE
 FOUNDATION - SEE
 SEE INT. NO. 4
 DEVELOPED BY
 COLUMBUS, OH



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/11/16



Disclaimer

Scale = 350



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA16-119
7370 Sawmill Road

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Kalamata, LLC

2988 N High Street, Columbus, Ohio 43202

c/o James Sicaras

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 11th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires

11-5-2018

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018